

THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER

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| Property Address: | Street: Rt. 30 | City: Hope, NY 12134 | MLS #: 11217 |
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Directions: From the south, go north to Hope, past the Hope Diner, look for signs on the left on Rt. 30. From the north, go south to Hope, look for signs on right on Rt.30 before the Hope Diner.



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| Type1: Riverfront Lot | Type2: | Price \$: 59,000 |
| Style: N/A | | |
| Terms: | DP: | Int: |
| Taxes School: to be determined | Taxes Town: to be determined | |
| School District: Wells | | |
| Deed: will be | Survey: yes | Abstract: |
| Title Ins: | R.O.W.: | |
| Deed Restrictions: per APA | Wetlands: no | |
| Zoning APA: Pre-existing | Local: none | |
| Permits/Non-Jurisdictional Letter: _ | Sign: Y | |
| Comments: now APA approved, surveyed, & perk test for building | | |
| Septic: _ | Gal: | Drywell: _ |
| Cesspool: _ | | |
| Location: | | |
| Water: None | Ft: | GPM: |
| Location: | | |

| | | |
|---|--------------------|--------------|
| Lot Size: 3.31 acres | Rd.Frontage: 280ft | On: Rt. 30 |
| Road: Public: Y , Private: _ , Dirt: _ , Paved: Y | Maintained: State | Logged: some |

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|-------------------------|---------------------|-------------------|
| Water Frontage: 150 Ft. | ON: Sacandaga River | Water Rights To: |
| Deeded Docking: | Beach: | Subdivision Name: |

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|--------------|-----------|----------|
| Shared With: | Lot Dues: | Remarks: |
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|-------------|------|-----------|----------|----------------|
| Electric: _ | AMP: | Location: | Phone: _ | Cable Avail: _ |
|-------------|------|-----------|----------|----------------|

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|-------------|------------|---------|--------|
| Year Built: | Condition: | Siding: | Color: |
|-------------|------------|---------|--------|

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| Roof : | Foundation: | Building Dimensions: | Living Space S/F: 3.31acres |
|--------|-------------|----------------------|-----------------------------|

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|---|------------------|----------|--------|--------|
| Windows: Thermo: _ , Storms: _ , Screens: _ | Insulation Type: | Ceiling: | Walls: | Floor: |
|---|------------------|----------|--------|--------|

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|-----------------|----------------|
| Heating System: | Heating Cost : |
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|------------|------------|--------------|-----------|
| Woodstove: | Fireplace: | Garage Size: | Location: |
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|-----------------|---------|
| Interior Walls: | Floors: |
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Furnishings:

| | |
|--------|--|
| Other: | Detectors: Smoke: _ , Carbon Monoxide: _ |
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Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

| Rooms | LIV | KIT | DIN | FAM | BED | BATH | LAUNDRY | DECK | PORCH | OTHER |
|-----------|-----|-----|-----|-----|-----|------|---------|------|-------|-------|
| 1st Floor | | | | | | | | | | |
| 2nd Floor | | | | | | | | | | |
| Basement | | | | | | | | | | |

Remarks: A beautiful building lot with 3.31 acres available plus 150 ft. of georgous riverfront. Has proposed building site and proposed well site